



## 4 bed detached house to buy in

Argus Gardens, Ryton, Ryton, Tyne and Wear, NE40 3BY

# £370,000

 x 4  x 2  x 1

Tenure

**Freehold**

## Property features

- ✓ Freehold
- ✓ Four bedroom
- ✓ Detached house
- ✓ Situated in Ryton
- ✓ EPC Rating A

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: A
- ✓ Heating supply: Gas
- ✓ Electric supply: Solar PV (Photovoltaic) panels

## Arrange a viewing

Lyndsay Greenwell  
Senior Manager  
Whickham

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are excited to present this charming four-bedroom detached house located in the sought-after area of Ryton, conveniently close to local amenities and excellent transport links. Upon entering, you are greeted by an inviting entrance hall that leads to a practical cloakroom with a WC. The spacious lounge offers a comfortable area for relaxation and entertainment, while the kitchen diner is perfect for family meals and gatherings, featuring an integral garage for added convenience.

As you make your way upstairs, you will find the first-floor landing leading to the master bedroom, which boasts a luxurious ensuite and a walk-in wardrobe. There are three additional well-sized bedrooms that provide ample space for family or guests, bedrooms 2 and 3 benefit from fitted wardrobes. along with a family bathroom that serves this lovely home.

Externally, the property features a driveway for off-road parking and a beautifully landscaped garden to both the front and rear, providing a peaceful outdoor space to enjoy. Additionally, this property is equipped with solar panels for energy efficiency and an electric car charging point, making it an eco-friendly choice for modern living.

Council Tax Band: E

Tenure: Freehold

Price: £370,000

Property Type: Detached House

Parking: Driveway & Garage

Listed property: No

Conservation area: No

Heating: Gas

Electric: Solar PV (Photovoltaic) panels

Water meter: No



# Hall

## Cloakroom W/C

1.80m x 1.43m (5'10" x 4'8")



## Lounge

3.76m x 4.39m (12'4" x 14'4")



## Kitchen

5.25m x 2.74m (17'2" x 8'11")



## Garage

6.43m x 2.83m (21'1" x 9'3")



## Landing



## Master bedroom

3.67m x 2.98m (12'0" x 9'9")



## Walk in wardrobes



## En-suite

2.20m x 2.12m (7'2" x 6'11")



## Bedroom two

3.56m x 3.07m (11'8" x 10'0")



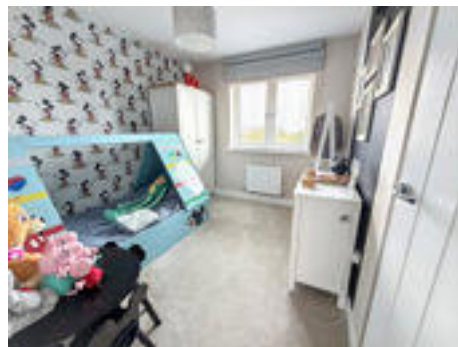
## Bedroom three

3.25m x 2.69m (10'7" x 8'9")



## Bedroom Four

2.47m x 2.82m (8'1" x 9'3")



## Bathroom

2.11m x 2.88m (6'11" x 9'5")



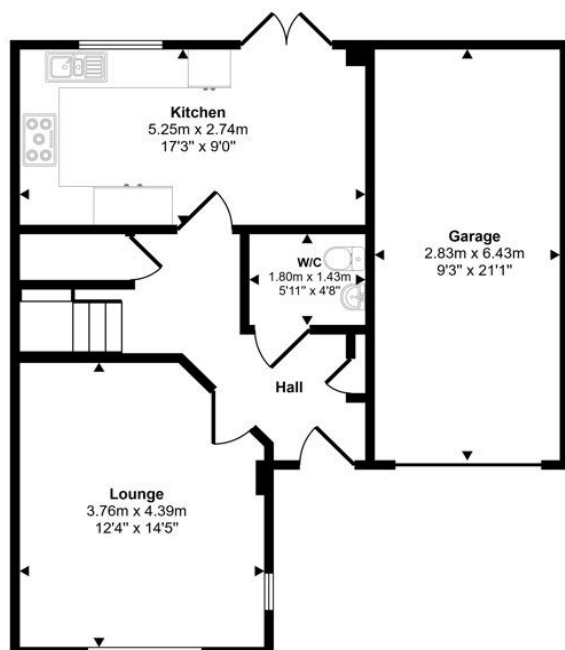
## Driveway



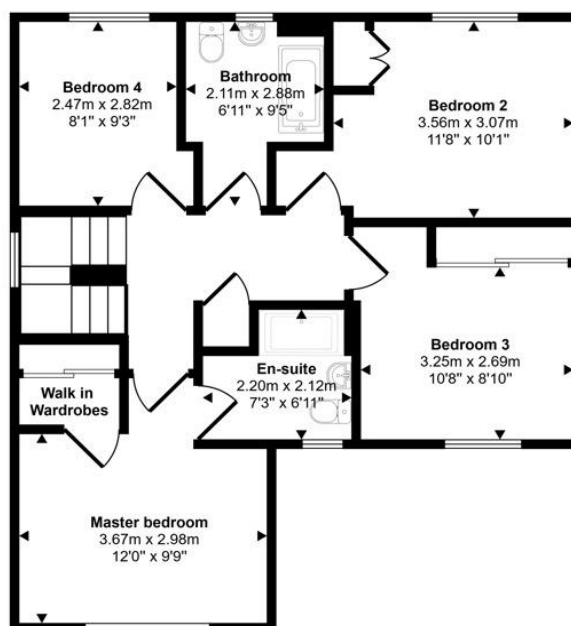
## Rear garden



Approx Gross Internal Area  
129 sq m / 1389 sq ft



Ground Floor  
Approx 64 sq m / 687 sq ft



First Floor  
Approx 65 sq m / 702 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           | 92      | 92                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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Contact your local branch today for more information on this property:

**4 Fellside Road, Whickham, Newcastle Upon Tyne, Tyne & Wear, NE16 4JU, Tel: 0191 477 5116, whickham@pattinson.co.uk, www.pattinson.co.uk**

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